

171.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

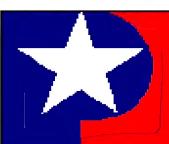
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,180,000 / 1,180,000

USE VALUE: 1,180,000 / 1,180,000

ASSESSED: 1,180,000 / 1,180,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOW JONATHAN PATRICK	
Owner 2: RUPPEL CAROLYN DENISE	
Owner 3:	

Street 1: 25 CLAREMONT AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MCCORMACK MICHAEL C -

Owner 2: KNOPPERS ELIZABETH E -

Street 1: 25 CLAREMONT AVE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2069 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10125	Sq. Ft.	Site			0	70.	0.71	8									506,629						506,600	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
101	10125.000	665,900	7,500	506,600	1,180,000										
Total Card	0.232	665,900	7,500	506,600	1,180,000	Entered Lot Size									
Total Parcel	0.232	665,900	7,500	506,600	1,180,000	Total Land:									
Source:	Market Adj Cost	Total Value per SQ unit /Card: 570.46				/Parcel: 570.46				Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		171.0-0003-0006.0		!13252!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	665,900	7500	10,125.	506,600	1,180,000		Year end	12/23/2021			
2021	101	FV	645,900	7500	10,125.	506,600	1,160,000		Year End Roll	12/10/2020			
2020	101	FV	457,500	7500	10,125.	506,600	971,600	971,600	Year End Roll	12/18/2019			
2019	101	FV	340,500	7500	10,125.	506,600	854,600	854,600	Year End Roll	1/3/2019			
2018	101	FV	338,800	7500	10,125.	448,700	795,000	795,000	Year End Roll	12/20/2017			
2017	101	FV	338,800	7500	10,125.	376,300	722,600	722,600	Year End Roll	1/3/2017			
2016	101	FV	338,800	7500	10,125.	376,300	722,600	722,600	Year End	1/4/2016			
2015	101	FV	321,100	7500	10,125.	325,700	654,300	654,300	Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MCCORMACK MICHA	73858-231	1	12/19/2019			1,260,000	No	No							
MCCORMACK MICHA	36339-24		9/5/2002	Family			1	No	No						
KONDO ERIK	35823-468		7/2/2002			620,000	No	No							
KONDO ERIK P	25987-319		1/22/1996				10	No	No	F					

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
8/3/2010	941	Redo Kit	137,464					& MBATH/INFILL ADD	3/4/2020	SQ Returned	MM	Mary M												
12/15/2006	1092	Re-Roof	9,000						1/23/2020	SQ Mailed	MM	Mary M												
4/18/2003	246	Manual	22,823					NEW MAIN SUPPORT C	6/7/2018	Meas/Inspect	BS	Barbara S												
11/23/1992	617	Manual	2,000					REBUILD PORCH 15X2	3/29/2011	Info Fm Prmt	BR	B Rossignol												
11/18/1992	616		400					SKYLIGHT	11/8/2008	Meas/Inspect	189	PATRIOT												
									6/23/2005	Permit Visit	BR	B Rossignol												
									11/17/2002	MLS	MM	Mary M												
									12/21/1999	Meas/Inspect	243	PATRIOT												
									1/1/1982		GP													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH							
Type:	15 - Old Style		Full Bath:	1	Rating: Very Good	A Bath:		Rating:	SINK IN BSMT.										
Sty Ht:	2H - 2 & 1/2 Sty		3/4 Bath:	1	Rating: Very Good	A 3QBth:		Rating:											
(Liv) Units:	1	Total: 1	1/2 Bath:	1	Rating: Very Good	A HBth:		Rating:											
Foundation:	3 - BrickorStone		OthrFix:	1	Rating: Average	OTHER FEATURES	RESIDENTIAL GRID												
Frame:	1 - Wood		Kits:	1	Rating: Very Good	1st Res Grid	Desc: Line 1		# Units	1									
Prime Wall:	1 - Wood Shingle		A Kits:		Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Sec Wall:	2 - Clapboard	30 %	Fpl:	1	Rating: Very Good	Other													
Roof Struct:	1 - Gable		WSFlue:		Rating:	Upper													
Roof Cover:	1 - Asphalt Shgl					Lvl 2													
Color:	GOLD					Lvl 1													
View / Desir:						Lower													
GENERAL INFORMATION						CONDOS INFORMATION													
Grade:	C+ - Average (+)		Location:			Totals	RMs:	7	BRs:	4	Baths:	1	HB:	1					
Year Blt:	1910	Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct:	G12	Fact:	.																
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION						DEPRECIATION			REMODELING			RES BREAKDOWN							
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	1	7	4										
Sec Int Wall:		%	Economic:		%	Additions:													
Partition:	S - Typical		Special:		%	Kitchen:													
Prim Floors:	3 - Hardwood		Override:		%	Baths:													
Sec Floors:		%	Total:		4.6 %	Plumbing:													
Bsmnt Flr:	12 - Concrete					Electric:													
Subfloor:						Heating:													
Bsmnt Gar:	0					General:													
Electric:	3 - Typical																		
Insulation:	3 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	2 - Gas																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:	100																
Solar HW:	NO	Central Vac:	NO																
% Com Wal		% Sprinkled																	
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS						PARCEL ID 171.0-0003-0006.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	14X24	G	VG	1930	28.05	T	20	101			7,500		7,500		
More: N	Total Yard Items:	7,500	Total Special Features:													Total:	7,500	AssessPro Patriot Properties, Inc	